

***A Monthly Report to the  
Honorable Mayor and City Council  
September 2004***

## September in Review...

Football may be in the air, but there is lots more going on in the community besides athletics. The City of College Station is working in all departments to move forward as we keep our eye on the ball, so to speak, and move from good to great.

In this issue, I hope to provide a quick review of the month along with other information that you may find interesting and appropriate as you volunteer your time and talents to the citizens of College Station.

★ By now you have noticed the photo of familiar faces of our own **College Station Utilities** as they paid a charity challenge with the folks in Utah related to the first Aggie game of the year. Each utility, CSU and Murray City Power, raised \$500 to donate to the winner's charity of choice. At Murray's Public Power Celebration September 16, employee representatives of both utilities presented a check for \$1000 to the Make-A-Wish Foundation of Utah. The two companies also exchanged best practices. CSU is investigating future options for adding local generation, while Murray is redesigning its website based on CSU's presence on College Station's site.

★ Although we were saddened by the untimely death of **Neal Donovan**, assis-

tant director of the Lincoln Center, his life touched so many in such a short time that each of us felt fortunate to have known him. He will be missed, not only by many city employees, but the hundreds of young men and women who were influenced by his presence in their lives.

★ The final report of the **Blue Ribbon Committee** on Development Services was released in September and provides us with an excellent roadmap of where we want to be in the future. Special thanks to **Jerry Fox** as chair of that committee, along with **Bobby Bisor**, vice chairman; **Celia Goode-Haddock**, **John**

**Hamilton**, **Gene Joyce**, **Lynn Stuart** and **Ben White**.

You will find a variety of highlights featured from September, several of them related

to economic development. Coming months should find City Center plans coming to your attention, along with updates on Fire Station 5 and continued road projects as they near completion. Should you need additional information on any of them, do not hesitate to contact my office.



City Manager



from the office  
of the **City Manager**

College Station ★ Texas



## College Station Premiers “Smart” Way to Find Real Estate

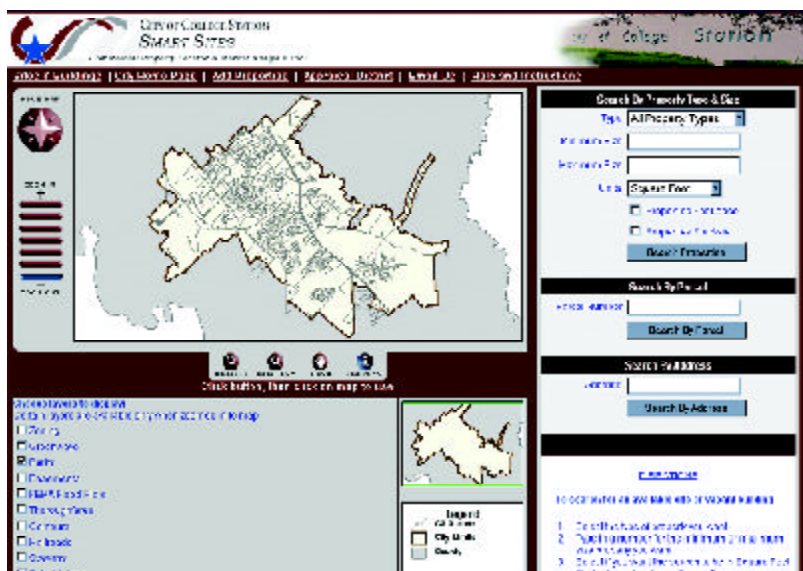
In the market for commercial property and want one-stop shopping to see what is available? The City of College Station Economic Development Department has just what you're looking for with Smart Sites, a GIS (Geographic Information System)-based real estate database. The new site, <http://smartsites.cstx.gov> went live September 30.

Smart Sites will assist national site location consultants, commercial real

estate brokers and the local real estate community by allowing users to search listings of commercial property for sale or lease in College Station. Each listing contains property details and a GIS-based interactive map of the property with information such as zoning, traffic counts, and location of easements, streams, and greenways. Users can print custom reports with property information, maps, demographic analysis and business analysis.

“This site puts College Station at the forefront of technology in the economic development field,” said **Kim Foutz**, the City's Economic Development Director. “By making property information easy to access, we hope to market local properties and attract businesses to College Station.”

The site was created by GIS Planning, Inc. using ZoomProspector technology, the industry standard for online Economic Development. Only two other Texas cities are using the technology, Arlington and Pearland. Listings on Smart Sites are free.



## Update: Wolf Pen Creek Ice Rink

After initial delays, work on the new ice rink planned on Holleman near Dartmouth in the Wolf Pen Creek District is moving along with an opening date of April, 2005 now in sight.

The project was initially approved in February with Houston-based developer Bill Mather and an investment group. An additional eight acres adjacent to the site was acquired for planned retail development.

Site work, clearing and grading are complete with foundation work currently in progress.

Plans for the standard National Hockey League-sized rink are becoming a reality on the 4.2 acre site, according to project manager Dale Elder. Cost is estimated at \$4.5 million for the 42,500 square foot building with an additional \$1.5 million budgeted for equipment to include a Zamboni machine.



# Briefly speaking...

## ***Making History with New City Marshal Program***

October brings a new title and new look to the City of College Station's efforts to serve arrest warrants and subpoenas, plus provide additional court security. It was official October 1 as **Luther O'Banion** was sworn in at Municipal Court as College Station's first City Marshal, a position indicative of the community's growth. With his selection for the post, the Warrant Officer position he held was eliminated and supervision transferred from the College Station Police Department to the Municipal Court Administrator.

"It is a good sign of progress for the Court to have our own City Marshal service," said **Municipal Court Judge Ed Spillane**. "Having Luther O'Banion, a superb veteran police officer, as our first City Marshal, is also exciting."

In addition to the primary duties of serving arrest warrants for Class C misdemeanors (*i.e., traffic offenses, DUI, disorderly conduct by noise*) and serving subpoenas, the new position will be officed at Municipal Court and will assist with court security. Recruiting plans for a Deputy City Marshal are being activated this month.



## ***Bike and Hike Task Force Holds First Meeting***

The newly formed Bike & Hike Task Force convened August 31 for their kickoff meeting at the College Station Conference Center. Created to facilitate the development of an interconnected transportation network throughout the City of College Station that promotes bicycling, walking, and other non-vehicular modes as fully accepted forms of transportation, the group meets over the next 9-12 months. Goals include identifying and prioritizing hike and bike projects for CIP funding, as well as reviewing and updating the Bikeway and Pedestrian Master Plan and the Greenways Master Plan.

Members include: **Robert Rose**, Chair; **Scott Shafer**, P&Z; **John Nichols**, P&Z; **Jodi Warner**, Parks and Recreation Board; **Sherry Ellison**, Brazos Greenways Council; **George McEachern**, Neighborhood/HOA; **Fred Smeins**, Environmental/Ecological Science; **Tom Woodfin**, Landscape Architect; **Paul Clarke**, Development Community.

Staff support includes: **Kristan Clann**, Greenways Program Manager; **Ken Fogle**, Transportation Planner; **Nanette Manhart**, Senior Planner-Mapping; **Laura Harris**, Graduate Engineer; **Troy Rother**, City Traffic Engineer; **Ric Ploeger**, Assistant Director of Parks and Recreation; **Pete Vanecek**, Senior Parks Planner.

College Station earned the honorable designation as a Bicycle Friendly Community in 2003 and the creation of this task force will assist us in being eligible to earn that distinction again. Periodically throughout the year, group recommendations will be presented to the City Council.





# ***Gameday Center Development Coming to Northgate District***

Gameday Centers Southeastern of Atlanta will develop Plans for a \$20 million mixed use project in Northgate were announced this month. Gameday Centers Southeastern of Atlanta has targeted the north-east corner of Wellborn Road and Church Avenue for its latest project on a national level.

The development will include 120 to 180 condominium units and 10,000+ square feet of retail. Gameday will market the condominiums to Texas A&M University season ticket holders and former students coming to College Station on University business.

Several other similar projects in college towns are being developed by Gameday throughout the southeast, including Tallahassee, Florida and Athens, Georgia.

The City of College Station sold the 1.81 acre site to Gameday subject to a lease agreement with Café Eccell, which is located on the site.

The mixed use development represents another step forward in implementing the Northgate Redevelopment Plan, which aims to create more high density residential development and mixed used projects in the district.



The project will also create an east end anchor to Northgate and one of the top ten largest taxpayers in the City, with an estimated building sell out value of \$40 million. Construction is scheduled to begin in six months and be complete by December 2006.

*A rendering of a similar project at Florida State University is shown at the left.*



# Financially speaking...

★ Congratulations to **Cheryl Turney**, Purchasing Manager, and her staff. We were notified in September that College Station had been selected to receive the Achievement of Excellence in Procurement Award, a national designation recognizing organizational excellence in procurement.

“The award is achieved by those organizations that demonstrate excellence in this area by obtaining a high score on a rating of standardized criteria,” said **Jeff Kersten**, Director of Finance and Strategic Planning. “We are proud of their continued recognition from the National Purchasing Institute as this marks the eighth time since 1998 that College Station has won this prestigious honor.”

He pointed out that the City of College Station is one of only seven in the United States to receive the award at least eight times. In recognition of the City’s outstanding procurement department, the City of College Station tied with one other agency and received the highest total points of all city organizations, and tied in receiving the second highest total points of all organizations nationally.

A beautiful trophy, which has developed into the AEP icon, will be presented in mid-November. The program is designed to measure innovation, professionalism, e-procurement, productivity and leadership attributes of the procurement function. Working with Cheryl in the Purchasing Department are **Cynthia Sciulli**, **Alan Degelman** and **Julie Allen**.

★ We have received the August sales tax receipts (*July sales*) from the State Comptroller’s Office. The figures are:

<b>August receipts</b> ( <i>July sales</i> )	<b>\$1,064,752</b>
August ‘03 was <b>\$1,015,068.99)</b>	<b>4.89% increase</b>
Amount received <b>FY 04 YTD</b>	<b>\$13,535,310</b>
FY 03 YTD was <b>\$12,593,038.70</b>	<b>7.48% increase</b>

The City collected **\$1,064,725.32** for the month of August; this is a **4.89%** increase in the same month last year. The August receipts are for sales that occurred in July. Sales tax collections for FY 04 YTD are **\$12,593,038.70** or **7.48%** above FY 03 collections.

Sales tax receipts have increased by 7.08% when comparing the last 12 months to the previous 12 months. Overall, state tax receipts have increased in the last several months. In FY 04, sales tax was projected to grow 2% and year to date receipts are well above that level of increase. This month’s receipts again signify a continued growth in the local economy.

CITY OF COLLEGE STATION  
Heart of the  
Research Valley

1101 Texas Avenue  
College Station, TX 77842  
www.cstx.gov

## COUNCIL CALENDAR

**Tuesday, October 12**  
Chamber Luncheon, 11:30 am  
Pebble Creek Country Club

**Wednesday, October 20**  
RVP, 3 pm

**Thursday, October 21**  
City Council Workshop, 2 pm  
Regular Meeting, 7 pm

**Thursday, October 28**  
Planning & Zoning  
Commission, 4 pm

**Thursday, November 2**  
Zoning Board of Adjustments

**Thursday, November 9**  
City Council Workshop, 2 pm  
Regular Meeting, 7 pm

**Friday, November 12**  
Employee Banquet, 6:30 pm  
Brazos Center

**Thursday, November 18**  
Planning & Zoning, 4 pm

**Tuesday, November 23**  
City Council Workshop, 3 pm  
Regular Meeting, 7 pm

**Thursday/Friday,  
November 25 & 26**  
City Offices Closed for  
Thanksgiving

# Shining moments...

★ Letter from **Rodney McGlothlin**, pastor of First Baptist Church, commended **John Woody** and the **CSU** water division employees during a recent disruption of service: "We are blessed in College Station with efficient city government and services. Sometimes we forget. At First Baptist Church we were reminded of this on Sunday morning, September 19. We arrived to find our parking lot flooded due to a broken water main. In short order, a crew was on the scene repairing the damage. They did so in a timely and professional manner with minimal disruption of our Sunday routine. Thanks for building a good team of public servants. Please communicate to the appropriate persons within the water department our thanks and best wishes."

From **Greg Petrey** at 911: "Special thanks to the water department for a job well done. About 8 a.m. on Sunday we were greeted with large amounts of water coming up through the parking lot at First Baptist. One call to utilities brought out all the troops. A couple of hours later the broken water main was repaired, the hole filled in and the site cleaned up. While it would have been very easy for them to say 'we'll come back tomorrow,' they finished the job just like it was a normal workday."

★ Congratulations to **Terry Boriskie**, Planning and Services Division, who was notified he passed the certification exam to become a Building Plans Examiner. Director **Joey Dunn** commented it would add value to the position as well as the department.

★ "Officer Bob", known to us as **Master Officer Bob Price**, is so appreciated at College Station ISD that **Joy Sechelski**, computer literacy teacher and Crimestopper sponsor, wrote a poem (*part of it below*) extolling his many attributes.

### "Where's A Police Officer When You Need One"

"He's big and he's tall  
While he protects us all.

Officer Bob helps pass the day  
His motto is work with lots of play.

Not intimidating a bit  
With the kids he's quite a hit.

Middle School is a place to be  
When you're 50 going on 3

He's here to uphold the law  
And while doing it he has a ball.

You're as young as you act  
To Officer Bob that's a fact.

Officer Bob is his name  
Police work is his game.

Classrooms are not off bounds  
When Officer Bob is around.

Never a dull moment can be found  
When Officer Bob is around.

Quiet classes disappear  
When Officer Bob does appear.

Teasing kids up and down the hall  
Telling jokes to us all.

Children hanging around on him  
Like he's a giant jungle gym.